

OFFICE OF THE CLERK  
**TOWN OF TREMPEALEAU**  
TREMPEALEAU COUNTY  
WISCONSIN

**MINUTES OF THE 06/2499  
BOARD OF REVIEW**

Chairman George Walski called the meeting to order at 4:00 p.m. All Board Members were present. The Board was presented with an Objection Form for Real Property Assessment from Richard Lettner, W26133 Whistle Pass Road, Trempealeau, WI 54661; 608-539-3490. The Clerk swore in Jerome Prochnow, Assessor, and Mr. Lettner.

The property address is the same as that of the applicant. Parcel number is 28-472-0000. Total property assessments, after earlier adjusted by the Assessor, is \$63,100. The applicants reasons for believing the assessment is too high is that he has no private well, no garage, shares a driveway and has no land to build a garage. The applicant did not offer an opinion as to the fair market value of the property, but did present comparables as follows:

Gary Galewski (1400 sf)	\$57,300
Harold Severson (1300 sf)	\$63,000
Ken Baran (1300 sf)	\$62,000
Elaine Delaney (1300 sf)	\$60,000 (w/ garage @ \$7,000)

Mr. Prochnow testified that he did previously change the assessment based upon the fact that the garage belongs with the farm and not with Mr. Lettner's parcel. This reduced Mr. Lettner's assessment, but increased his son's, by the amount of \$5,100.00. Mr. Prochnow did believe that the salability of the parcel is reduced by the factors stated above by Mr. Lettner. He stated that he had made his assessment based upon the square footage. He did take the lack of a well into consideration when making the assessment.

Gerald Stellpflug also had reviewed comparables that were in the \$50,000 range. David Prondzinski questioned how the Board could justify a reduction if it did reduce the assessment. Mr. Prochnow did feel the salability factor and the size of the lot (1/3 acre) were valid reasons to reduce the assessment. The Clerk added to the record that the insured value of the property is \$37,000.

Gerald Stellpflug moved to reduce the assessment by \$5,000.00. David Prondzinski seconded and the motion carried.

David Prondzinski moved to adjourn the Board of Review; Gerald Stellpflug seconded and the motion carried. The Board of Review adjourned at 8:04 p.m.

Respectfully submitted,

Naomi C. Hale  
Clerk